

AP MORGAN

Marsden Road, Smallwood, Redditch
£1,000 per month



Features:

- Three-storey terraced home
- Three bedrooms
- Lounge & dining room
- Fitted kitchen
- Ground floor bathroom
- Private rear garden
- On-street parking

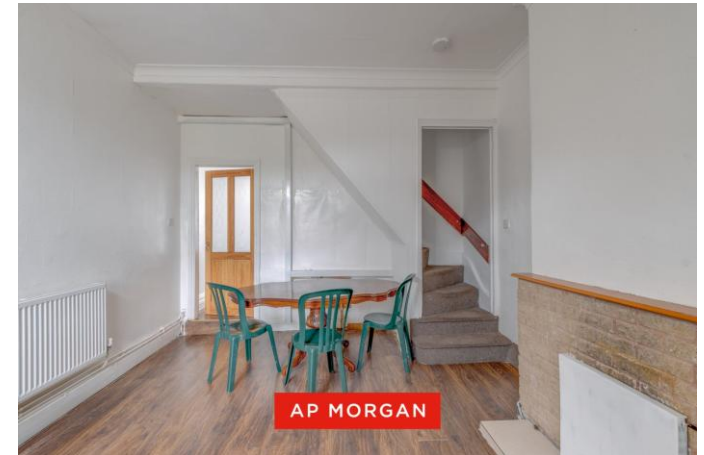
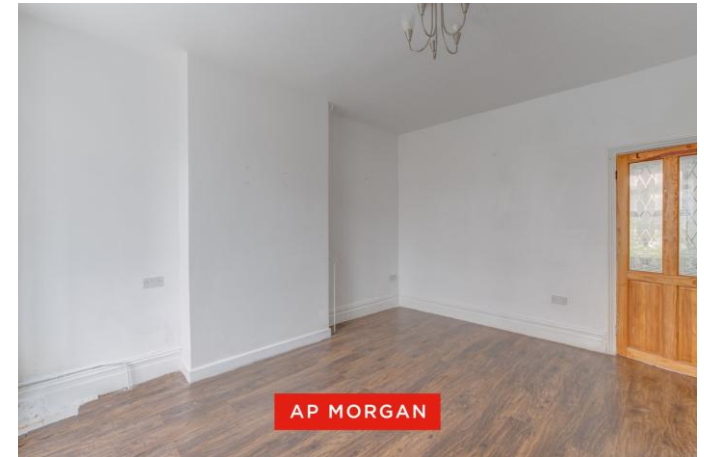
Description:

This well-proportioned terraced home is available to rent and offers versatile accommodation set across three floors, making it ideal for professionals, couples, or families seeking a spacious and practical living environment.

The ground floor comprises a comfortable lounge to the front, providing a welcoming space to relax, along with a separate dining room to the rear—perfect for entertaining or everyday living. The kitchen is positioned beyond, offering functional workspace and storage, with access through to the ground floor bathroom at the rear, completing the layout.

On the first floor, there are two well-sized bedrooms accessed from the landing, both enjoying good natural light and offering flexibility for use as sleeping accommodation, a home office, or guest space. The second floor hosts a further spacious bedroom, creating a private top-floor retreat that could serve as a principal bedroom or additional living area.

Externally, the property benefits from convenient on-street parking directly outside, providing ease for residents and visitors. To the rear, there is a private garden offering a great opportunity for outdoor enjoyment, whether relaxing or entertaining during the warmer months.



Details:

Lounge 13'11" x 12' (4.24m x 3.66m)

Dining Room 13' x 12' (3.96m x 3.66m)

Kitchen 9'7" x 5'10" (2.92m x 1.78m)

Bathroom 5'6" x 5'10" (1.68m x 1.78m)

Landing

Bedroom 1 13'11" x 12' (4.24m x 3.66m)

Bedroom 2 10'2" x 12' (3.1m x 3.66m)

Bedroom 3 18' x 6'7" (5.49m x 2m) max dimensions



EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

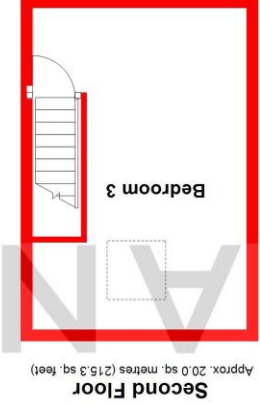
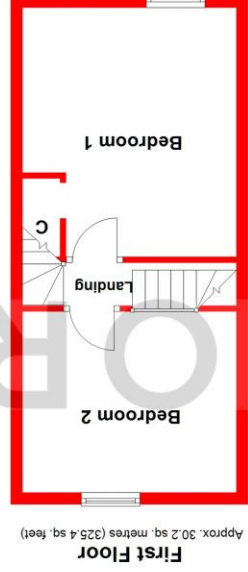
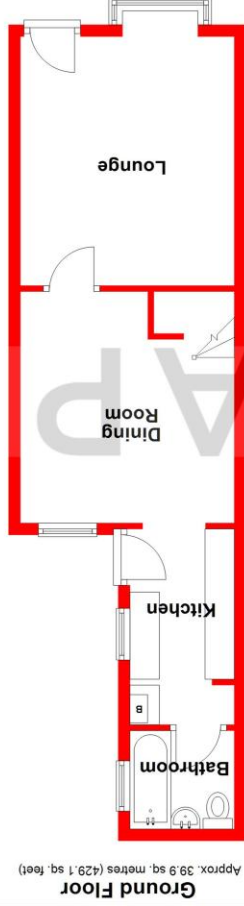
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



Total area: approx. 90.1 sq. metres (969.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planip.

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